

Subject: 11/01/2016 02:30 PM - Planning and Land Use Management Committee Meeting
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 11/01/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, November 1, 2016

JOHN FERRARO COUNCIL CHAMBER, CITY HALL, ROOM 340 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

PLEASE NOTE LOCATION CHANGE FOR THIS MEETING ONLY

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-0297](#)

Report from the City Attorney and draft Ordinance relative to amending Section 12.32 D(3) of the Los Angeles Municipal Code to allow the City Council President or designee to agree to an extension of time for the consideration of appeals of legislative land use actions on behalf of the City Council.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[11-1705](#)

CONTINUED FROM 8/23/16

Reports from the City Administrative Officer and the Chief Legislative Analyst relative to revenue sharing, enhanced Enforcement Program and Relocation Agreements regarding the City Sign Ordinance.

Fiscal Impact Statement: No.

Community Impact Statement: Yes.

For: Bel Air-Beverly Crest Neighborhood Council
Glassell Park Neighborhood Council
Greater Echo Park Elysian Neighborhood Council
Historic Highland park Neighborhood Council
Northwest San Pedro Neighborhood Council
Silver Lake Neighborhood Council
Tarzana Neighborhood Council

For

if amended: Coastal San Pedro Neighborhood Council
Eagle Rock Neighborhood Council
PICO Neighborhood Council
Studio City Neighborhood Council

ITEM NO. (4)

RELATED TO ITEM 5 (16-1058-S2) AND ITEM 6 (16-1058-S3)

[16-1058](#)

CD 9

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 11/23/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, report for the Los Angeles City Planning Commission (LACPC) and an appeal filed by Joe Donlin, United Neighbors in Defense Against Displacement (UNIDAD) on behalf of the UNIDAD from the entire determination of the LACPC in approving Vesting Tentative Tract Map No. VTT-72914-1A, for a project consisting of four ground lots and 76 airspace lots for the development of 1,444

residential condominiums, a 208-key hotel, 67,702 square feet of retail/restaurant uses, 29,355 square-foot grocery store, 17,507 square-foot gallery, and 7,879 square-foot fitness studio to the existing west lot currently developed with approximately 861,162 square feet and includes the 12-story Reef building and 400 surface parking spaces, 4.7-acre east lot currently developed with an approximately 11,150 square-foot warehouse/distribution building and 700 surface parking spaces and demolition of a warehouse/distribution building and surface parking lots, for the property located at 1900 South Broadway, subject to modified Conditions of Approval.

Applicant: PHR LA MART, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. VTT-72914-1A

CEQA No. ENV-2014-1773-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5) **RELATED TO ITEM 4 (16-1058) AND ITEM 6 (16-1058-S3)**

[16-1058-S2](#)

CD 9

TIME LIMIT: 12/11/16; LAST DAY FOR COUNCIL ACTION: 12/9/16

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a General Plan Amendment to change the land use designation from Limited Manufacturing to Community Commercial within the Southeast Los Angeles Community Plan, and modified Footnote No. One; draft Ordinance to effect a Zone Change from [Q]M1-2-O and M1-2-O to [T][Q]C2-2-O-SN; proposed Ordinance establishing The Reef Transit-Oriented Sign District; and an appeal filed by Joe Donlin, United Neighbors in Defense Against Displacement (UNIDAD) on behalf of UNIDAD from the determination of the LACPC in approving the following:

- a. Conditional Use for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area in the C2 zone;
- b. Master Conditional Use to allow the on-site sale, dispensing and consumption of a full line of alcoholic beverages for up to 18 establishments and the sale of a full line of alcoholic beverages for off-site consumption for up to two establishments;
- c. Master Conditional Use to allow live entertainment and/or patron dancing for up to five establishments;
- d. Variances to allow 289 on-site trees in lieu of the otherwise required 361 trees; and to allow alternative short-term and long-term bicycle stall siting, including a complimentary valet service for the hotel component;
- e. Site Plan Review for a project that would result in an increase of more than 50 dwelling units and more than 50,000 gross square feet of non-residential floor area;
- f. Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for commercial uses located within 1,500 feet of a transit facility;

for a mixed-use project consisting of 549 apartment units, including 21 live/work units and 895 residential condominiums, a 208-key hotel, 67,702 square feet of retail/restaurant uses, 29,355 square-foot grocery store, 17,507 square-foot gallery, and 7,879 square-foot fitness studio to the existing Reef building, which will be maintained and includes 8,000 square-foot addition for a rooftop restaurant, including several buildings ranging in height from 77 feet up to 420 feet on an approximately 9.7-acre property consisting of two City blocks and including 2,512 vehicle parking spaces and 1,906 bicycle parking stalls, with the project containing approximately 2,541,468 square feet of floor area upon full build out, for the property located at 1900 South Broadway, subject to modified Conditions of Approval.

Applicant: PHR LA MART, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR

CEQA No. ENV-2014-1773-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6) **RELATED TO ITEM 4 (16-1058) AND ITEM 5 (16-1058-S2)**

[16-1058-S3](#)

CD 9

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a proposed ordinance and proposed Development Agreement between the City of Los Angeles and PHR LA MART LLC, for the provision of community benefits with a combined value of \$15,200,000 in exchange for a proposed term of 20 years, for the property located at 1900 South Broadway.

Applicant: PHR LA MART LLC

Representative: Edgar Khalatian, Mayer Brown LLP

Case No. CPC-2014-1772-DA

Related Case Nos. VTT-72914; CPC-2014-1771-GPA-VZC-SN-VCU-MCUP-CUX-ZV-SPR

CEQA No. ENV-2014-1773-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-1110](#)

CD 14

TIME LIMIT: 12/27/16; LAST DAY FOR COUNCIL ACTION: 12/14/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Central Los Angeles Area Planning Commission (CLAAPC), and an appeal filed by Jesus Hermosillo, Unite HERE Local 11 from the determination of the CLAAPC in sustaining the decision of the Zoning Administrator in approving a Zone Variance to permit an outdoor rooftop bar, live entertainment permit and pool in the C5 Zone, for the property located at 416 West 8th Street, subject to modified Conditions of Approval. (On July 12, 2016, the CLAAPC also sustained the Zoning Administrator's decision to approve Conditional Uses to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, patron dancing and live entertainment.)

Applicant: Jeremy Selman, Freehand LA

Representative: Elizabeth Peterson, Elizabeth Peterson Company

Case No. ZA-2014-4048-CUB-CUX-ZV-1A

CEQA No. ENV-2014-4049-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

REQUEST TO CONTINUE TO DECEMBER 6, 2016

ITEM NO. (8)

[16-1048](#)

CD 2 CONTINUED FROM 10/25/16

TIME LIMIT: 11/18/16; LAST DAY FOR COUNCIL ACTION: 11/9/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC), and an appeal filed by Valley Village Residents for Fair Government, Friends of Valley Village (FVV), Hollywoodians Encouraging Logical Planning (HELP), San Fernando Valley Neighborhood Coalition (SFVNC), and Valley Village Neighborhood Coalition (VNC) from the entire determination of the SVAPC in sustaining the findings and conditions of the Deputy Advisory Agency, and revising the decision letter to approve Vesting Tentative Tract Map No. 73704-SL, for the construction of a 26-unit Small Lot subdivision with a total of 59,548 square feet of floor area, including a street merger of approximately 100 feet of Weddington Street (west of Hermitage Avenue) as part of the Tract Map, and a portion of the street merger becoming a driveway and fire lane to access the interior unit garages, for the properties located at 5261, 5263, 5303 and 5305 Hermitage Avenue, and 12300, 12301 and 12302 Weddington Street, subject to revised Conditions of Approval.

Applicant: UB Valley Village LLC

Representative: Steve Nazemi, UB Valley Village LLC and Edwards Trust

Case No. VTT-73704-SL-2A

CEQA No. ENV-2015-2618-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.